154.0	0001	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 923,400 / 923,400
					USE VALUE: 923,400 / 923,400
					ASSESSED: 923,400 / 923,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOFFMAN ROBERT F--ETAL
Owner 2:	FRAZIER DEENA D
Owner 3:	
Street 1:	11 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1936, having primarily Wood Shingle Exterior and 2085 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	407,400		516,000	923,400
Total Card	0.172	407,400		516,000	923,400
Total Parcel	0.172	407,400		516,000	923,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.85 | /Parcel: 442.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 102524
GIS Ref:
GIS Ref:
Insp Date: 07/27/18

!12093!

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	407,400	0	7,500.	516,000	923,400		Year end	12/23/2021
2021	101	FV	383,400	0	7,500.	516,000	899,400		Year End Roll	12/10/2020
2020	101	FV	383,400	0	7,500.	516,000	899,400	899,400	Year End Roll	12/18/2019
2019	101	FV	318,800	0	7,500.	483,800	802,600	802,600	Year End Roll	1/3/2019
2018	101	FV	294,700	0	7,500.	399,900	694,600	694,600	Year End Roll	12/20/2017
2017	101	FV	294,700	0	7,500.	367,700	662,400	662,400	Year End Roll	1/3/2017
2016	101	FV	294,700	0	7,500.	335,400	630,100	630,100	Year End	1/4/2016
2015	101	FV	287,500	0	7,500.	329,000	616,500	616,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:53:45

LAST REV

Date	Time
10/16/19	09:15:24
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12093

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOFFMAN R0BERT	22270-357		8/5/1992		1	No	No	A	

USER DEFINED

Prior Id # 1:	102524
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2019	750	Shed	30,000	C				
8/31/2012	1101	Redo Kit	78,627	C				
5/18/1994	239		45,000					ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
1/23/2013	Info Fm Prmt	BR	B Rossignol
3/10/2009	Inspected	189	PATRIOT
1/12/2009	Measured	372	PATRIOT
5/20/2000	Meas/Inspect	263	PATRIOT
4/6/2000	Measured	263	PATRIOT
10/18/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	9									516,000						516,000	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total: 516,000	Spl Credit	Total: 516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22325349
Const Adj.:	0.99138588
Adj $ / SQ:	163.717
Other Features:	93000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	500544
Depreciation:	93101
Depreciated Total:	407443

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB 1

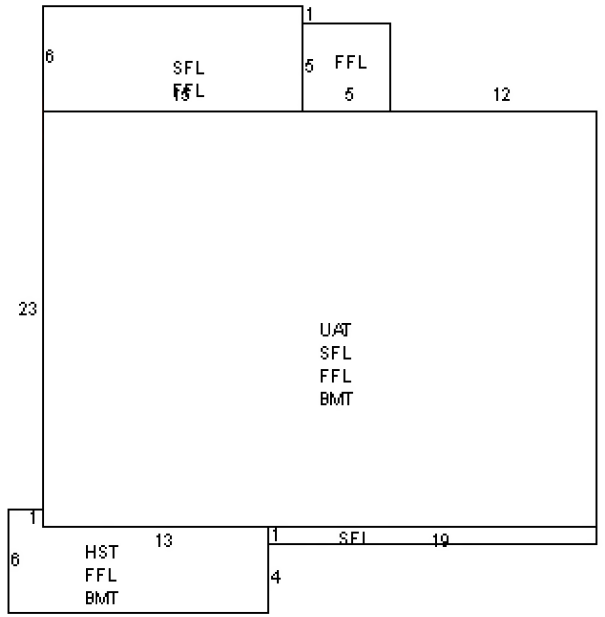
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	8	4	M
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.09
Special Features:	0	Val/Su Net:	142.00
Final Total:	407400	Val/Su SzAd	222.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	163.720	157,168
BMT	Basement	845	58.690	49,595
SFL	Second Floor	833	163.720	136,401
UAT	Upper Attic	192	65.490	12,573
HST	Half Story	39	163.720	6,303

Net Sketched Area:	2,869			Total:	362,040
Size Ad	1831.6499	Gross Area	3527	FinArea	2085

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	